



H A C K W O R T H Y F A R M

Hackworthy Farm

Whitestone, Exeter, Devon EX4 2LE

Whitestone 1.3 miles
A30 access 2.8 miles
Exeter 3.5 miles



A privately situated farm,
with exceptional views to
Dartmoor, the Exe Estuary
and Haldon Forest



- For sale by online auction Thursday 12th November 2020
- 3 bedroom farmhouse in need of modernisation or redevelopment (StP)
- 2 modern farm buildings
- Productive pasture surrounding the farmstead
- Rural yet accessible location with good links to Exeter and the A38
- In all about 73.06 acres (29.58 Hectares)

Method Of Sale

The property will be offered for sale by Online Auction (unless sold prior). The auction end date is 6.00 pm on Thursday 12th November 2020. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website www.stags.co.uk – Online Property & Land Auctions.

Situation

Hackworthy Farm is set in a stunning rural location surrounded by its own land. Although in a rural location, the Cathedral and University city of Exeter is 3.5 miles away.

The farm is well located for road communications with access to the A30 dual carriageway at Fingle Glen 2.8 miles away. This connects to Cornwall to the west and to the M5. Exeter St David's main line station is 3.9 miles away and offers a high speed rail service to London.

Introduction

Hackworthy Farm extends to approximately 73.06 acres (29.58 hectares). The farmstead is positioned within its own ring fence of land offering much privacy and protection, as well as ease of management for the running of the farm.

The farmhouse boasts wonderful views over the mid Devon countryside and the Exe Valley. The property has potential to create a very comfortable family home subject to a programme of modernisation or redevelopment (StP).

The land is divided into a number of good sized fields, suitable for mowing and grazing.

From the land there are outstanding views on both sides of the farm; on the southern side to the Exe estuary, Haldon forest and Dartmoor, and on the north views over the Exe Valley towards the Blackdown Hills.

The Farmhouse

The floorplan illustrates the layout of the rooms and briefly, the accommodation comprises: Sitting Room, Bathroom with bath, wash hand basin and WC. Kitchen with stone floor, fireplace housing Rayburn, range of kitchen units, built-in cupboard housing hot water tank. On the first floor there are 3 Bedrooms.

Outbuildings

Attached to the farmhouse is a single garage of clad construction.

The Gardens & Grounds

The garden occupies an elevated position with views to Woodbury Castle, the Blackdown Hills, Ashclyst forest and the National Trust Killerton Estate.

Farm Buildings

Situated at the end of the farm drive are two useful modern farm buildings with concrete yard area.

Building No 1 (27.19m x 13.71m) – Steel portal frame with part block/part corrugated elevations under a corrugated roof, divided into three sections with livestock housing and a silage clamp with concrete panel walling.

Building No 2 (27.14m x 13.60m) – Steel portal frame with part block/part corrugated elevations under a corrugated roof and divided into three sections with livestock accommodation and a silage clamp with concrete panel walling.

Please note the disused caravan, silage clamp tyres stacked in the building and outside the building are included in the sale and will be left on completion.

The Land

The land lies within a ring and is a mixture of level, sloping and steeper grassland divided into a number of good sized fields suitable for rotational grazing and the production of grass silage crops.

General Remarks

Services

Mains water and mains electricity.
Private drainage.

Tenure

Freehold with vacant possession.

Access

The property has access to the public highway over Hackworthy Lane. The brown section, is not registered but ownership/rights over it are claimed by the Seller by long user.

Local Authority

Teignbridge District Council
www.teignbridge.gov.uk

Basic Payment Scheme

The Entitlements are included in the sale. The current year's payment is reserved from the sale.

The purchaser will take over the vendors' cross compliance responsibilities.

Council Tax

Band D

Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Please note the caravan and tyres are included within the sale.

Wayleaves, Rights of Way etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans & Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

Completion Date

The completion date will be as dictated by the solicitor and included in the legal pack.

Definition of Auction & Reserve

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

Buyers Reservation Fee - Conditional Online Auction

The successful purchaser(s) will be liable to pay a buyer's reservation fee of £3,000+VAT and £750+VAT to cover the legal pack immediately following the sale. An invoice will be issued and payment made either by BACS or debit card. Refer to the 'Fee Info' tab against each lot online.

Proof Of Identity

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

Auction Legal Pack

This includes the searches, draft contract, deeds / epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered, from our auction partner's website. Due to Covid 19 precautions, we are not making the legal pack available for inspection at Stags offices. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buying by online auction and buyer's fees are available on Stags website.

Vendor's Solicitor

Tozers LLP, Broadwalk House, Southernhay West, Exeter, Devon EX1 1UA - Mr Vernon Clarke. Telephone 01392 207020 / Email V.Clarke@tozers.co.uk

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Directions

From the Exe Bridges roundabout in the centre of Exeter on the River Exe, take Okehampton Street out of the city. Proceed over the crossroads up Redhills towards Whitestone. Proceed on this road until reaching The Royal Oak pub at Nadderwater and then take the first turning on the right at Nadderwater Cross, signposted Whitestone Church. Proceed along this road for about one mile and the entrance to Hackworthy Farm will be found on the right hand side.

Disclaimer

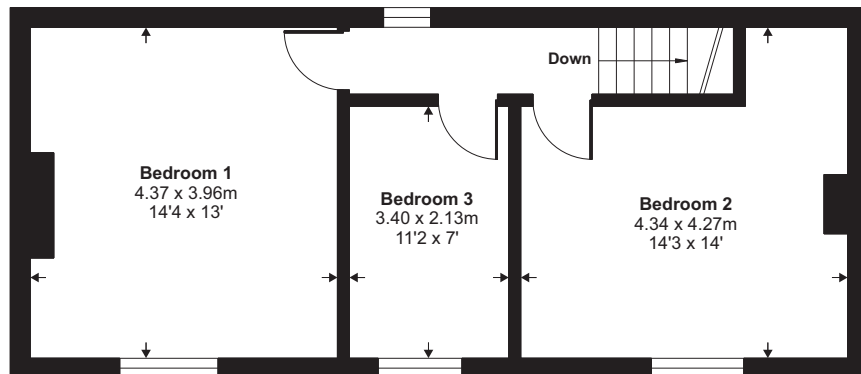
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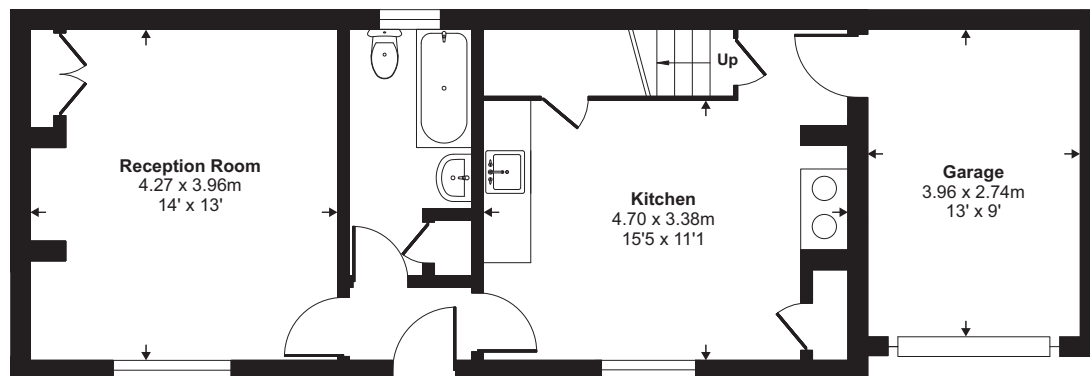
HACKWORTHY FARM

Approximate Area = 1085 sq ft / 100.8 sq m (includes garage)

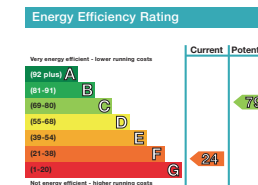
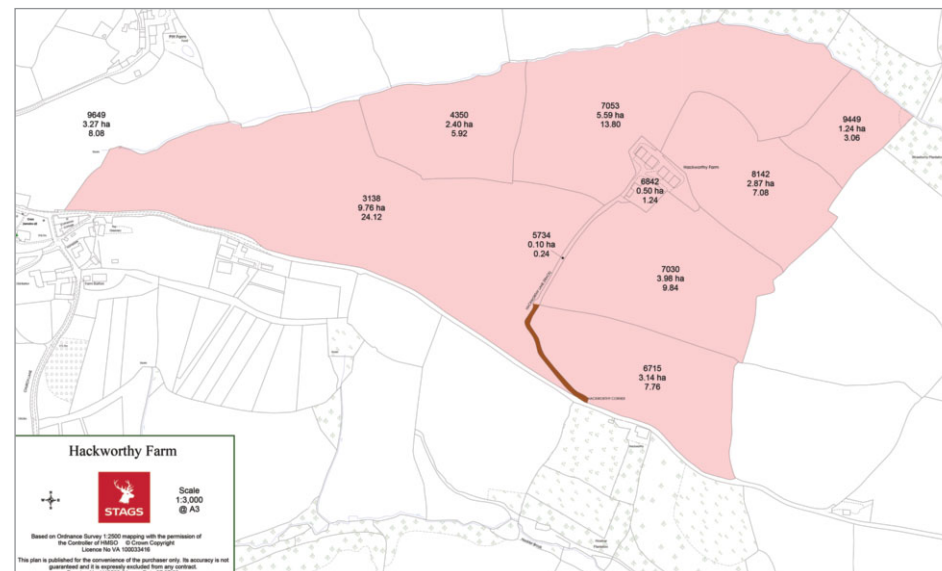
For identification only - Not to scale



First Floor



Ground Floor



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